

**Village of Salado  
Salado Municipal Building  
301 N. Stagecoach  
Salado, Texas  
Minutes of Special Joint Meeting of the  
Board of Aldermen and the  
Planning and Zoning Commission  
August 29, 2019 at 5:30 p.m.**

The Special Joint Board of Aldermen and Planning and Zoning Commission meeting was called to order at 5:30 p.m. by Mayor Pro-tem Coachman.

Board Members Present: Mayor Skip Blancett (arrived at 6:00 p.m.), Mayor Pro-tem Frank Coachman, and Aldermen Rodney Bell, Amber Preston Dankert, John Cole, and Michael Coggin.

Planning and Zoning Commissioners Present: Chair K.D. Hill, Members Tom McMahan, Paul Cox, Jasen Graham, and Donald Krause. Commissioner Jim Hodgins was absent.

Staff Present: Village Administrator Don Ferguson and Village Attorney Alan Bojorquez

### **Workshop**

Discuss and consider issues relating to the process and requirements for zoning, subdivisions and open meetings.

Village Administrator Ferguson highlighted topics to be covered in tonight's meeting and introduced Village Attorney Alan Bojorquez.

Discussion among Board of Aldermen/Commission members/Village Administrator Ferguson and Village Attorney Alan Bojorquez included:

- Applicability of Open Meetings Act to governing bodies
- Explanation of "walking quorum"
- Public Information Act
- Planning and land use tools
- Comprehensive Plan as guidance for ordinances
- Subdivision/platting regulations
- HB 3167, effective September 1, 2019 affecting municipalities' timeframe for plat approval/denial
- Site development
- Zoning, including planned developments and conditional use permits
- HB 2439, effective September 1, 2019, preempting cities' ability to dictate building materials
- Grandfathering rules
- Zoning Board of Adjustment as a quasi-judicial body for hearing variances and the appeals process

Discussion addressed deed restrictions as not enforceable by cities; amendment of zoning ordinances as a means to minimize variance requests; and details required in concept plans.

### **Adjournment**

The meeting was adjourned at 6:20 p.m.

Recorded by:

Don Ferguson

These minutes approved on the 19<sup>th</sup> of September, 2019.

**APPROVED:**

  
Skip Blancett, Mayor

**ATTEST:**

  
Cara McPartland, City Secretary

